

ABERDEEN PLANNING COMMISSION
MEETING MINUTES OF
DECEMBER 10, 2008

- Members in Attendance: Joe Swisher, Chairman
Richard Craig
William Braerman
Wesley Tout
Nancy Kosko
Mark Schlottman
- Members Absent: Sandra Landbeck
- Others in Attendance: Phyllis Grover, Director of
Planning and Community Development
Matthew Lapinsky, Director of
Public Works
Sgt. Fred Budnick, Aberdeen Police Department

The Planning Commission Meeting Minutes for October 8, 2008 were reviewed and approved with minor corrections. Commissioner Kosko made a motion to approve the minutes with corrections. Commissioner Craig seconded the motion. All were in favor.

The Planning Commission Meeting Minutes for November 12, 2008 were reviewed and approved with minor corrections. Commissioner Schlottman made a motion to approve the minutes with corrections. Commissioner Kosko seconded the motion. All were in favor.

1. Preliminary Site Plan for the Commons at Fieldside Village – Ms. Megan Maffeo with Morris and Ritchie Associates, Inc. made the presentation to the Planning Commission. Mr. Joseph Credit, President with Sherwood Partners, LLC was present for questions. Ms. Maffeo stated that the owners/developers are proposing an office park approximately 500,000 sq. ft. in total size. Ms. Maffeo stated that each office building will be 4 stories and the orientation of the building will represent a U-shape fashion terminating at a round about plaza. She stated that a monument style size is being proposed at Long Drive. She stated that two access points are proposed off Gilbert Road and one access point is also being proposed into the Ripken Stadium parking lot. She stated that the proposed parking lot for the Commons at Fieldside Village will feature a nice streetscape with lighting and street trees. She stated that a significant landscaped buffer along Gilbert Road is being provided. She stated that the dumpsters would be screened for each proposed location. She stated that drop off locations are proposed in the front of the buildings. She stated that the proposed water service would traverse through the site to service each building. She stated that sewer service would be the same. Mr. Credit stated that they have met the parking, setback, and buffer yard requirements. He stated that a Shared Parking Agreement exists with the

City of Aberdeen to utilize 500 parking spaces in the Ripken Stadium parking lot. Mrs. Grover asked that a copy be provided to her office for review. Mr. Credit stated that the project would be constructed in phases. He stated that Phase I will be proposed building #2 and/or 3, Phase II will be proposed building #1 and Phase III will be proposed building #4. He stated that the anticipated parking needs for the Ripken Stadium parking lot would be for the final phase of construction. He stated that the proposed parking ratio for the office park is 4 spaces per 1,000 sq. ft.

Commissioner Swisher asked if the owners were the same as what had been previously approved by the City. Mr. Credit stated that the owners are the same, New Town Commercial. He stated that Sherwood Partners is a consultant and developer and is representing the Campbell family who owns the property. Commissioner Swisher asked why the development did not continue. Mr. Credit stated that several lawsuits delayed the process and the market declined. He stated that there are demands for office space in Aberdeen and Harford County due to BRAC.

Commissioner Braerman asked how many employees are anticipated. Mr. Credit said approximately 2,000 employees.

Mrs. Grover provided the Department of Planning and Community Development comments as follows:

- a. The Integrated Business District permits office uses.
- b. What are the building heights proposed?
- c. Under Site Data, re-word or delete Item #5.
- d. Under Site Data, Item #8 add at the end of the sentence and Aberdeen Overlay District Regulations and Design Requirements.
- e. Under Site Data, Item #14, does a Shared Parking Agreement exist today and if so, provide a copy to the Department of Planning and Community Development for its records.
- f. Under Site Data, Item #18, re-word to read, "Gilbert Road, shall have a minimum building setback of 10 feet and shall have a landscaped buffer within the setback area. Long Drive, shall have a minimum building setback of 20 feet and shall have landscaped buffer areas within the setback area. A minimum 15 foot landscaped buffer yard shall be required for a commercial use adjacent to the Anna Mae Roebuck, etal property."
- g. Under Site Data, remove Item #24.

Mrs. Grover stated that the Preliminary Site Plan for Fieldside Village was approved by the City Council August, 2005 and the proposed development included restaurants, retail, and a cinema. She stated that the 184,000 sq. ft. required 1,694 parking spaces. She stated that the Architectural Review Committee reviewed the Preliminary Site Plan at their December 8, meeting and comments were provided to the commission. She also provided technical

comments from the Aberdeen Fire Department and from the Harford County Division of Emergency Operations.

Mr. Lapinsky provided the Department of Public Works comments as follows:

- a. Update existing utilities (Long Drive extended, Fieldside Village Residential).
- b. Update adjacent property ownerships and include addresses.
- c. Check Note #15, I believe that the existing SWM Pond was evaluated only.
- d. Show and include note regarding existing wells and septic areas.
- e. Include size of all existing and proposed utilities.
- f. Verify existing contours, non-tidal wetland, and 25' buffer requirement.
- g. Show all water and sewer connections to all buildings.
- h. Show 12:1 taper at limits of road improvements tie-in to existing paving.
- i. Show easements enclosing all public utilities.
- j. Show existing and proposed street lights.
- k. Show fire hydrants at maximum 300' spacing (existing and proposed).
- l. Existing crosswalk needs to extend to existing curb and gutter.
- m. Label structures as to remain or to be removed.
- n. Provide missing legend symbols.
- o. This project may need certified water usage calculations.
- p. Remove Note #24.
- q. Add note "Water Tower Participation will be gallons based."
- r. Add note "No irrigation will be allowed."

Commissioner Craig had no comment.

Commissioner Tout asked what is the elevation differential between this site and Ripken Stadium? Ms. Maffeo stated 5' and the reason is due to the site constraints with utilities, bedrock, and underground stormdrains. Commissioner Tout asked what the start and completion dates would be for the project? Mr. Credit stated that he proposes year 2010-2011 to meet the market demands. Commissioner Tout asked what type of maintenance exists if they utilize the parking lot at Ripken Stadium. Mr. Credit stated that there are provisions in the Shared Parking Agreement for maintenance and he will provide a copy of the agreement to the City staff.

Commissioner Schlottman asked if 500 parking spaces were necessary for the proposed use. Mr. Credit stated that the previous venue required 500 parking spaces and it would not be unusual if the normal office hours and Ripken Stadium did not coincide with one another. Commissioner Schlottman stated that Long Drive does not give quick access and it is a problem. Sgt. Budnick agreed that there are design issues with Long Drive that impede the flow of traffic. Commissioner Schlottman suggested that the road be redesigned to accommodate

more traffic. Commissioner Schlottman stated that he was disappointed about not getting the retail but the City needs the additional tax revenue and this is a productive use for the site. He suggested that Long Drive might need to be wider to accommodate a shoulder. Mr. Lapinsky stated that the City does not have the funds to make those corrections now or in the near future. Commissioner Schlottman stated that he understood the Director of Public Works view but the road is too narrow for the existing and proposed traffic.

Commissioner Braerman had no further comments.

Commissioner Swisher asked how many employees per building? Mr. Credit said approximately 480 employees for three of the buildings and 140 employees for one of the buildings. Commissioner Swisher asked what the % of green space on the lot is. Ms. Maffeo did not have the answer to the question. She stated that the proposed parking lot would not be a sea of parking spaces like Ripken Stadium. Commissioner Swisher said that there is no connection to the shopping area proposed along Rt. 22 and with 2,000 employees proposed this is shortsighted. Mr. Credit stated that the 5-8' grade separation between properties does not allow for the connection. He stated that a public sidewalk is proposed along Gilbert Road for employees use. Commissioner Swisher stated that he would like to see a different solution and asked what the plans are for the parking lot lighting? Ms. Maffeo stated that she will be using a lighting consultant for this project and she believes that the lighting will be downward cast. Commissioner Swisher asked where this project lines up for a water allocation? Mr. Lapinsky stated that no water is available for this site. He stated that the City's Water Allocation Policy is being worked on right now. Commissioner Swisher stated that he would like to see a better connection between the adjoining properties as called for in the City's Regulations. He stated that he would also like to see the % of green space proposed for the project.

Commissioner Braerman asked if the Director of Public Works would clarify what he said earlier. Mr. Lapinsky stated that he recommends that the Planning Commission table approval. He stated that a note should be added regarding participation by the developer for the water tower costs incurred by the City. Mr. Credit stated that he would need to check with their legal counsel before committing to this item.

Commissioner Swisher asked the developer to look at a connection between the properties and the discrepancies on the plan. Mr. Credit stated that the original contract says water would be available he will have to consult with their legal counsel on the matter.

Commissioner Braerman made a motion to table until the aforementioned items are worked out with the City staff. Commissioner Kosko seconded the motion. All were in favor of the motion to table 6-0.

2. Preliminary Subdivision Plan for the City of Aberdeen's Property – Mr. Kevin Small with Frederick Ward Associates, Inc. presented the Preliminary Subdivision Plan for the City's behalf.

Mrs. Grover had no technical comments regarding the proposed subdivision plan.

Commissioner Craig had no comments.

Commissioner Kosko asked Mr. Small to describe the purpose of the plan. Mr. Small stated that the purpose is to create three lines of subdivision. He stated that the lot in the middle will be owned by the City for the existing Wastewater Treatment Plant, Compost Facility, and Maintenance Shop. He stated that the purpose of one of the lots is for the Land Exchange Agreement between the City and COPT. He stated that the purpose of final lot is for the potential sale to the MSB Squared.

Commissioner Tout had no comments.

Commissioner Schlottman had no comments.

Commissioner Braerman had no comments.

Commissioner Swisher asked if they were buildable lots. Mr. Small stated no.

Mr. Lapinsky provided the Department of Public Works comments as follows:

- a. Surveyor/Engineer needs to sign, seal, and date the plan.
- b. Provide metes and bounds on all property lines.
- c. Engineer, DLLR Certification
- d. Note #10 check the spelling.
- e. Add standard water disclaimer note.
- f. Add site is (or is not) within the Aberdeen Wellhead Protection Area.
- g. Provide coordinates at (minimum) 2 corners.
- h. Owner needs to sign the plan.

Mr. Lapinsky advised the Planning Commission members that a small section of the property line may change. Mr. Small clarified further by stating that COPT intends to transfer a portion to the City for drainage purposes and for maintenance.

Commissioner Swisher asked for a motion to approve or disapprove the three lot subdivision.

Commissioner Braerman made a motion to approve the three lot subdivision with the comments being addressed by the Department of Public Works and the Department of Planning and Community Development. Commissioner Kosko seconded the motion. All were in favor of the motion to approve 6-0.

Meeting adjourned at 8:45 p.m.

Minutes were prepared by Phyllis Grover.

APPROVED BY:

JOE A. SWISHER
Chairman

DATE